

APPROVED ON 09/20/16

**TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
BLIGHT PREVENTION APPEALS BOARD**

A Meeting of the Blight Prevention Appeals Board was held on August 16, 2016 at the North Haven Town Hall, 18 Church Street, Conference Room #3, First Floor at 7:00 P.M.

BOARD MEMBERS:

Lynn Fredricksen, Chairman
James H. Iovieno, Vice Chairman
Robin Clark, Secretary
Steven M. Miller, Member

OTHERS PRESENT:

Elio Floriano, Blight Prevention Officer
Leslie Hueffman, Clerk to the Board
Lynn K. Sadosky, Director of Public Works
Jennifer N. Coppola, Esquire, Counsel to Board
Mary Lee Rydzewski, Stenographer

The Chairman called the Meeting to order at 7:02 P.M.

Elio Floriano, Blight Prevention Officer, introduced himself and was sworn in by the Stenographer and addressed the Board.

Mr. Floriano let the Board know that there were two (2) changes to the Agenda. First, on #1 under "Other" for 53 Bradley Street, the property owners have been granted a 60-day extension by the Blight Prevention Officer. Second, on #8 under "Other" for 11 Montowese Avenue, the Notice of Violation is being re-issued.

The Secretary then read the first item under Public Hearing on the Agenda for 101 Powdered Metals Drive, North Haven.

PUBLIC HEARING FOLLOWED BY DELIBERATION:

- 1. PUBLIC HEARING: Continuation of Public Hearing on the appeal by the property owner(s) of 101 Powdered Metals Drive, North Haven, to the Board for the Notice of Violation issued by the Blight Prevention Officer's Designee dated August 4, 2015.**

The Chairman opened the continuation of the Public Hearing on 101 Powdered Metals Drive at 7:04 P.M.

Attorney Jennifer Coppola addressed the Board.

Lynn Fredricksen made a Motion to Continue the Public Hearing to the Board's September 20, 2016 Meeting. Steven M. Miller seconded the Motion.

The Board voted 4 - 0 in favor of the Motion.

Lynn Fredricksen – aye
Steven M. Miller – aye

James H. Iovieno – aye

Robin M. Clark – aye

The Secretary then read the second item under “Other” on the Agenda for 14 Central Avenue, North Haven.

OTHER:

- 2. To consider and act upon a recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 14 Central Avenue, North Haven.**

Elio Floriano, Blight Prevention Officer, addressed the Board.

The Board asked questions of Mr. Floriano and they were answered.

Robin Clark made a Motion to Issue a Notice of Citation to the property owner(s) of 14 Central Avenue, North Haven. James H. Iovieno seconded the Motion.

The Board voted 4 - 0 in favor of the Motion.

Lynn Fredricksen – aye
Steven M. Miller – aye

James H. Iovieno – aye

Robin M. Clark – aye

The Secretary then read the third item under “Other” on the Agenda for 8 Cindy Lane, North Haven.

- 3. On 8 Cindy Lane, North Haven, the Blight Prevention Officer will provide a status update.**

Elio Floriano, Blight Prevention Officer, addressed the Board.

The Board asked questions of Mr. Floriano and they were answered.

Robin Clark made a Motion to Continue the 8 Cindy Lane, North Haven matter to the Board’s September 20, 2016 Meeting for the Blight Prevention Officer to provide a status update. Steven M. Miller seconded the Motion.

The Board voted 4 - 0 in favor of the Motion.

Lynn Fredricksen – aye
Steven M. Miller – aye

James H. Iovieno – aye

Robin M. Clark – aye

The Secretary then read the fourth item under “Other” on the Agenda for 100 Culver Lane, North Haven.

4. To consider and act upon a recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 100 Culver Lane, North Haven.

Elio Floriano, Blight Prevention Officer, addressed the Board.

The Board asked questions of Mr. Floriano and they were answered.

Attorney Jennifer Coppola addressed the Board regarding her research in connection with the property and her teleconference with the property owner's Power of Attorney.

The Board asked questions of Attorney Coppola and they were answered.

Lynn Fredricksen made a Motion to Continue the 100 Culver Lane, North Haven matter until the Board's September 20, 2016 Meeting for the Board to consider at that time whether a Notice of Citation should issue. Robin Clark seconded the Motion.

The Board voted 4 - 0 in favor of the Motion.

Lynn Fredricksen – aye James H. Iovieno – aye Robin M. Clark – aye
Steven M. Miller – aye

The Secretary then read the fifth item under "Other" on the Agenda for 175 Forest Hill Road, North Haven.

5. On 175 Forest Hill Road, North Haven, the Blight Prevention Officer will provide a status update.

Elio Floriano, Blight Prevention Officer, addressed the Board.

The Board asked questions of Mr. Floriano and they were answered.

Lynn Fredricksen made a Motion to Continue the 175 Forest Hill Road, North Haven matter to the Board's September 20, 2016 Meeting for the Board to consider at that time whether a Notice of Citation should issue. Steven M. Miller seconded the Motion.

The Board voted 4 - 0 in favor of the Motion.

Lynn Fredricksen – aye James H. Iovieno – aye Robin M. Clark – aye
Steven M. Miller – aye

The Secretary then read the sixth and seventh items under "Other" on the Agenda for 38 Marlen Drive, North Haven.

6. To discuss the status of the pending claim against 38 Marlen Drive, North Haven, and possible action relating to same, including potential rescission of the Board's prior vote/decision to issue a Notice of Citation against said property. Public comment will be received by the Board.

7. To consider whether to convene in executive session and, if the Blight Prevention Appeals Board votes affirmatively, to convene in executive session to discuss the status of the pending claim against 38 Marlen Drive , North Haven.

Attorney Jennifer Coppola addressed the Board regarding the pending claim against 38 Marlen Drive, North Haven, including new information learned from the assigned property management company concerning the status of eviction proceedings.

The Board asked questions of Attorney Coppola and they were answered.

Lynn Fredricksen made a Motion to Rescind the decision of the Board to issue a Notice of Citation to the property owner(s) of 38 Marlen Drive, North Haven, made at the Board's May 17, 2016 Meeting. James H. Iovieno seconded the Motion.

The Board voted 4 - 0 in favor of the Motion.

Lynn Fredricksen – aye James H. Iovieno – aye Robin M. Clark – aye
Steven M. Miller – aye

The Secretary then read the ninth item under “Other” on the Agenda for 187 Pool Road, North Haven.

9. To consider and act upon a recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 187 Pool Road, North Haven.

Elio Floriano, Blight Prevention Officer, addressed the Board.

The Board asked questions of Mr. Floriano and they were answered.

Lynn Fredricksen made a Motion to Issue a Notice of Citation to the property owner(s) of 187 Pool Road, North Haven. Steven M. Miller seconded the Motion.

The Board voted 4 - 0 in favor of the Motion.

Lynn Fredricksen – aye James H. Iovieno – aye Robin M. Clark – aye
Steven M. Miller – aye

The Secretary then read the tenth and eleventh items under “Other” on the Agenda for 250 Quinnipiac Avenue, North Haven.

10. To discuss the status of the pending claim against 250 Quinnipiac Avenue, North Haven, and possible action relating to same, including potential rescission of the Board's prior vote/decision to issue a Notice of Citation against said property. Public comment will be received by the Board.

11. To consider whether to convene in executive session and, if the Blight Prevention Appeals Board votes affirmatively, to convene in executive session to discuss the status of the pending claim against 250 Quinnipiac Avenue, North Haven.

Attorney Jennifer Coppola addressed the Board regarding the pending claim against 250 Quinnipiac Avenue, North Haven, specifically the remediation of the blight conditions identified in the Notice of Violation dated April 28, 2016 prior to the issuance of the Notice of Citation.

The Board asked questions of Attorney Coppola and they were answered.

Lynn K. Sadosky, Director of Public Works, introduced herself and was sworn in by the Stenographer and addressed the Board.

The Board asked questions of Ms. Sadosky and they were answered.

Elio Floriano, Blight Prevention Officer, also addressed the Board regarding this property.

Lynn Fredricksen made a Motion to Rescind the decision of the Board to issue a Notice of Citation to the property owner(s) of 250 Quinnipiac Avenue, North Haven, made at the Board's June 21, 2016 Meeting. James H. Iovieno seconded the Motion.

The Board voted 3 - 0 in favor of the Motion.

Lynn Fredricksen – aye James H. Iovieno – aye Robin M. Clark – aye
Steven M. Miller – abstain

The Secretary then read the twelfth item under "Other" on the Agenda for 29 State Street, North Haven.

12. On 29 State Street, North Haven, the property owner will provide a timeline for completion of the project and the Blight Prevention Officer will provide a status update.

Elio Floriano, Blight Prevention Officer, addressed the Board regarding an update on the status of the property.

The Board asked questions of Mr. Floriano and they were answered.

Attorney Jennifer Coppola addressed the Board regarding the timeline for completion of the project for 29 State Street, North Haven.

The Board asked questions of Attorney Coppola and they were answered.

Lynn Fredricksen made a Motion to Continue the 29 State Street, North Haven matter to the Board's April 18, 2017 Meeting for a status update by the Blight Prevention Officer.

Steven M. Miller seconded the motion.

The Board voted 4-0 in favor of the Motion.

Lynn Fredricksen – aye James H. Iovieno – aye Robin M. Clark – aye
Steven M. Miller – aye

MINUTES:

Lynn Fredricksen made a Motion to Approve the Minutes as submitted for the July 19, 2016 Meeting. Steven M. Miller seconded the Motion.

The Board voted 3-0 in favor of the Motion with one abstention.

Lynn Fredricksen – aye James Iovieno – abstain Robin M. Clark – aye
Steven M. Miller – aye

Thereafter, James Iovieno made inquiry regarding the status of 3376 Dixwell Avenue and Attorney Coppola responded.

ADJOURNMENT:

There being no further business, Lynn Fredricksen moved to adjourn the Meeting. Steven M. Miller seconded the Motion. All were in favor. The meeting adjourned at 8:16 P.M.